



# Minutes City of Sacramento Planning Commission

## COMMISSION MEMBERS:

*Anna Molander  
Jon Bagatelos  
Michael Mendez, MCP  
Philip Harvey*

*Jameel Pugh  
Joseph Contreras  
Michael Notestine, Chair  
Rommel Declines*

*James Frayne  
Joseph Yee, AIA, Vice Chair  
Panama Bartholomy*

## CITY STAFF:

*Gregory Bitter, Principal Planner  
Sabina Gilbert, Senior Deputy City Attorney*

*New City Hall  
915 I Street, 1st Floor – Council Chambers*

*May 13, 2010 – 5:30 P.M.*

*The City Planning Commission was created by the City Council. Its powers and duties include: to develop and maintain the General Plan; to make recommendations to the City Council on amendments to the General Plan and the City's zoning code and on zoning changes; to act upon applications for tentative subdivision maps, special permits and variances; and to make environmental determinations associated with these actions.*

## **NOTICE TO THE PUBLIC**

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

**Notice to Lobbyists:** When addressing the Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

**Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.**

*Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations. The order of agenda items is for reference and may be taken in any order deemed appropriate by the legislative body. The agenda provides a general description and staff recommendations; however, the legislative body may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. Hard copies are available at the Community Development Department (10 cents per page). Live video streams and indexed archives of meetings are available via the internet. Visit [http://sacramento.granicus.com/ViewPublisher.php?view\\_id=21](http://sacramento.granicus.com/ViewPublisher.php?view_id=21).*

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Community Development Department at (916) 808-7705 at least 48 hours prior to the meeting.



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# MINUTES

**May 13, 2010**

*New City Hall  
915 I Street – 1st Floor, Council Chambers*

All items listed are heard and acted upon by the Planning Commission unless otherwise noted.

## Call to Order – 5:30 p.m.

**Roll Call - All Commissioners present except Commissioner Bartholomy, Commissioner Declines and Commissioner Mendez. Commissioner Declines arrived at 5:34 p.m. and Commissioner Mendez arrived at 6:05 p.m.**

## Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

### 1. **Approval of Minutes for April 22, 2010**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from April 22, 2010.

**Contact:** Gregory Bitter, Principal Planner, 916-808-7816

**Action: Moved, seconded, carried (Pugh/Molander; 9:0:2; Absent - Mendez, Bartholomy) to approve minutes.**

## Director's Report

### 2. **Director's Report**

**Location:** Citywide

**Recommendation: Receive and File-** Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

**Contact:** Gregory Bitter, Principal Planner, 916-808-7816

**Action: Received and Filed.**

## Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

### 3. **P09-043 Destiny Church Telecommunications Facility** (Noticed on 5/3/10)

**Location:** 5230 Ehrhardt Avenue, 117-0132-032-0000, District 7

**Recommendation: Approve – Item A:** Environmental Exemption (Per CEQA 15303);  
**Item B:** Special Permit-Antennas/Wireless to locate a new telecommunications facility in the Agricultural (A) zone with an antenna array consisting of three (3) panel antennas

and three (3) microwave antennas; **Item C:** Special Permit-Major Modification to construct a new 50-foot high bell tower on an existing church site

**Contact:** David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659

**Public comments made by: D. Hunt, J. Lenard, C. Griffin**

**Action: Moved, seconded, carried (Pugh/ Molander; 10:0:1; Absent - Bartholomy) to approve staff recommendation.**

4. **P10-007 7th & H Mixed Use Housing** (Noticed on 5/3/10)  
**Location:** 625 H ST, 002-0141-001-0000, 002-0141-002-0000, 002-0141-003-0000, 002-0141-004-0000, 002-0141-007-0000, District 1  
**Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** ~~Tentative Map to merge existing 5 parcels into one lot for commercial condominium purpose~~ **(Withdrawn by the Applicant); Item C:** Special Permit-Major Project to allow the construction of a 8 story mixed use building over 75,000 Square Feet in the Central Business District (C-3) zone; **Item D:** Special Permit to establish a residential hotel, also known as a single room occupancy hotel (SRO) in the Central Business District (C-3) zone; **Item E:** Special Permit to allow a residential hotel with more than one hundred twenty-five (125) rooms in the Central Business District (C-3) zone; **Item F:** Variance to allow more than 40% compact parking spaces.  
**Contact:** Elise Gumm, Associate Planner, 916-808-1927; Stacia Cosgrove, Senior Planner, 916-808-7110

**Action: Moved, seconded, carried (Harvey/Frayne; 9:0:2; Recused-Notestine, Absent –Bartholomy) to approve staff recommendation.**

5. **P10-003 First Church of Christ, Scientist in Sacramento** (Noticed on 5/3/10)  
**Location:** 4829 Folsom Blvd., 008-0341-026, District 3  
**Recommendation: Approve – Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Church within an existing building in the General Commercial (C-2) zone; **Item C:** Special Permit-Parking Reduction of the number of required parking spaces for a 124 seat assembly room  
**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Stacia Cosgrove, Senior Planner, 916-808-7110

**Public comments made by: C. Michel-Albers, Lu Barba, D. Ormerod**

**Action: Moved, seconded, carried (Mendez/Molander; 10:0:1; Absent - Bartholomy) to approve items A and B, with a limit on seating based on what the parking on-site supports, and deny item C, with the condition that the applicant form a Good Neighbor policy that addresses parking and parking management, including education, that is reviewed and approved by staff.**

## Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

**6. Review of City FY 2010/15 Capital Improvement Program (CIP) for Consistency with the 2030 General Plan**

**Location:** Citywide

**Recommendation: Forward to City Council with the Recommendation of Approval**– A Report on the Conformity of the FY 2010/15 Capital Improvement Program with the City’s General Plan

**Contact:** Teresa Haenggi, Associate Planner, 808-7554; Jim McDonald, Senior Planner, 808-5723

**Action: Moved, seconded, carried (Harvey/Yee; 9:0:2; Absent - Mendez, Bartholomy) to approve the report prepared by staff for City Council.**

**7. City of Sacramento, Planning 101 Training Session Part 7**

**Location:** Citywide

**Recommendation: Receive and File** – information regarding CEQA, and the environmental review process

**Contact:** Jennifer Hageman, Senior Planner, 916-808-5538

**Action: Received and Filed.**

## Public Comments- Matters Not on the Agenda

**8. None**

## Questions, Ideas and Announcements of Commission Members

**9. Commissioners Molander and Harvey extended their thanks to staff member Thomas Pace for the tour of Community Development.**

**10. Commissioner Notestine requested that the commission packet exhibits be made available in 11 x 17 electronic format, so they will be easier to view once printed. Staff explained that with the goal to become fully electronic the 11 x 17 format will ultimately be eliminated. Due to the improved resolution of the PDF documents combined with zooming capability in Adobe will make it possible to view the fine detail on the maps and site plans that previously required a hardcopy format.**

## Adjournment - 8:35 p.m.